

Real Property Tax Assessor Record**Source Information**

Tax Roll Certification Date: 12/31/2013
Owner Information Current Through: 12/08/2014
County Last Updated: 12/24/2014
Current Date: 01/15/2015
Source: TAX ASSESSOR STANISLAUS, CALIFORNIA

Owner Information

Owner(s): ESTACIO CARLOS F III (TE)
ROMERO BERNADETTE (TE)
Ownership Rights: TRUSTEE
Absentee Owner: OWNER OCCUPIED
Property Address: 4413 S PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365
Mailing Address: 4413 S PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Property Information

County: STANISLAUS
Assessor's Parcel Number: 058-030-010-000
Property Type: AGRICULTURAL
Land Use: DAIRY FARM
Lot Size: 1690564
Lot Acreage: 38.8100
Legal Description: MOBILE HOMES

Tax Assessment Information

Tax Year: 2013
Calculated Land Value: \$236,487.00
Calculated Improvement Value: \$458,824.00
Calculated Total Value: \$695,311.00
Assessed Land Value: \$236,487.00

Assessed Improvement Value:	\$458,824.00
Assessed Total Value:	\$695,311.00
Valuation Method:	ASSESSED
Tax Amount:	\$7,204.66
Tax Code Area:	079000

Building/Improvement Characteristics

Building Type:	RESIDENTIAL
Number of Buildings:	1
Year Built:	1935
Total Area:	1690564
Living Square Feet:	2194
Number of Bedrooms:	3
Number of Bathrooms:	2.00
Full Baths:	2
Construction Type:	WOOD
Construction Quality:	AVERAGE
Heat:	CENTRAL
A/C Type:	AC CENTRAL

Last Full Market Sale Information

Sale Date:	10/07/2008
Seller Name:	VIVEIROS JOE P & HAZEL M
Sale Price:	\$647,000.00
Consideration:	FULL
Deed Type:	GRANT DEED
Type of Sale:	SELLER CARRYBACK
Mortgage Amount:	\$387,000.00
Mortgage Loan Type:	PRIVATE PARTY LENDER
Mortgage Deed Type:	DEED OF TRUST
Lender Name:	VIVEIROS JOE P & HAZEL M
2nd Mortgage Amount:	\$325,000.00
2nd Mortgage Type:	CONVENTIONAL
2nd Mortgage Deed Type:	DEED OF TRUST
Recording Date:	10/21/2008
Document Number:	113672
Title Company:	STEWART TITLE/MODESTO

Previous Transaction Information

Previous Document Number: 48512
Sale Price: \$455,000.00
Consideration: UNKNOWN
Recording Date: 02/01/1980

Historical Tax Assessor Information***Historical Tax Assessor Record 1.***

Tax Year: 2012
Calculated Land Value: \$191,515.00
Calculated Improvement Value: \$388,460.00
Calculated Total Value: \$579,975.00
Assessed Total Value: \$579,975.00
Assessor's Parcel Number: 058-030-010-000
Absentee Owner: OWNER OCCUPIED
Owner: ESTACIO CARLOS F III (TE)
ROMERO BERNADETTE (TE)
Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365
Mailing Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Historical Tax Assessor Record 2.

Tax Year: 2011
Calculated Land Value: \$181,480.00
Calculated Improvement Value: \$401,688.00
Calculated Total Value: \$583,168.00
Assessed Total Value: \$583,168.00
Assessor's Parcel Number: 058-030-010-000
Absentee Owner: OWNER OCCUPIED
Owner: ESTACIO CARLOS F III (TE)
ROMERO BERNADETTE (TE)
Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365
Mailing Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Historical Tax Assessor Record 3.

Tax Year: 2010
Calculated Land Value: \$161,057.00
Calculated Improvement Value: \$442,688.00
Calculated Total Value: \$603,745.00
Assessed Total Value: \$603,745.00
Assessor's Parcel Number: 058-030-010-000
Absentee Owner: OWNER OCCUPIED
Owner: VIVEIROS RICHARD J
Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365
Mailing Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Historical Tax Assessor Record 4.

Tax Year: 2009
Calculated Land Value: \$178,355.00
Calculated Improvement Value: \$418,000.00
Calculated Total Value: \$630,400.00
Assessed Total Value: \$630,400.00
Assessor's Parcel Number: 058-030-010-000
Absentee Owner: OWNER OCCUPIED
Owner: ESTACIO CARLOS F III & ROMERO
ESTACIO C & B /TR 1999
Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365
Mailing Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Historical Tax Assessor Record 5.

Tax Year: 2008
Calculated Land Value: \$255,451.00
Calculated Improvement Value: \$428,500.00
Calculated Total Value: \$707,139.00
Assessed Total Value: \$707,139.00
Assessor's Parcel Number: 058-030-010-000
Absentee Owner: OWNER OCCUPIED
Owner: ESTACIO CARLOS F III & ROMERO

Property Address: ESTACIO C & B /TR 1999
4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Mailing Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Historical Tax Assessor Record 6.

Tax Year: 2007

Calculated Land Value: \$153,083.00

Calculated Improvement Value: \$595,495.00

Calculated Total Value: \$773,658.00

Assessed Total Value: \$773,658.00

Assessor's Parcel Number: 058-030-010-000

Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)

Owner: VIVEIROS JOE P

Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Mailing Address: 45 300
DELTA, UT 84624-9426

Historical Tax Assessor Record 7.

Tax Year: 2006

Calculated Land Value: \$150,809.00

Calculated Improvement Value: \$592,121.00

Calculated Total Value: \$772,718.00

Assessed Total Value: \$772,718.00

Assessor's Parcel Number: 058-030-010-000

Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)

Owner: VIVEIROS JOE P

Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365

Mailing Address: 45 300
DELTA, UT 84624-9426

Historical Tax Assessor Record 8.

Tax Year: 2005

Calculated Land Value: \$144,954.00

Calculated Improvement Value: \$580,511.00

Calculated Total Value: \$756,545.00

Assessed Total Value: \$756,545.00
Assessor's Parcel Number: 058-030-010-000
Absentee Owner: ABSENTEE (MAIL AND SITUS NOT=)
Owner: VIVEIROS JOE P
Property Address: 4413 PRAIRIE FLOWER RD
TURLOCK, CA 95380-9365
Mailing Address: 45 300
DELTA, UT 84624-9426

ADDITIONAL PROPERTIES POSSIBLY CONNECTED TO OWNER have been located. The owner's mailing address is associated with other properties as indicated by tax assessor records. Additional charges may apply.

TRANSACTION HISTORY REPORT is available for this property. The report contains details about all available transactions associated with this property. The report may include information about sales, ownership transfers, refinances, construction loans, 2nd mortgages, or equity loans based on recorded deeds. Additional charges may apply.

Order Documents

Call Westlaw CourtExpress at 1-877-DOC-RETR (1-877-362-7387)
for on-site manual retrieval of documents related to this or other matters.
Additional charges apply.

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